

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

November 12, 2020

I. Development Section (DS)

A. 902 Alder Street Mixed-Use Project (Honolulu, Oahu)

1. Financial closing for the project took place on September 25, 2020, and construction work has begun.

B. The Block 803 Waimanu (Honolulu, Oahu)

1. As of October 21, 2020, the project is under construction and Dwelling Unit Revolving Fund (DURF) disbursements have begun.

C. The Central Ala Moana (Honolulu, Oahu)

1. As of October 21, 2020, the staff is processing a request from the Developer to extend the completion deadline by one (1) month.

D. Kamakana Villages (Kona, Hawaii)

1. On September 24, 2020, SCD Kamakana, LLC (SCD) held a conference call with Mayor Kim and the Hawaii Housing Finance and Development Corporation (HHFDC) on Well #4. On September 24, 2020, HHFDC held a conference call with Natural Energy Laboratory of Hawaii Authority (NELHA) to discuss NELHA's application for an exploratory well permit at Ota Well scheduled to be heard at the meeting of the Commission on Water Resources Management in the near future. On September 28, 2020, SCD held a conference call with HHFDC and Tom Nance to discuss Ota Well and an alternative well site above Lowes (Komo/Wheelock Alternative). On September 30, 2020, HHFDC held a conference call with NELHA and SCD to discuss Ota Well, Well #4, and the Komo/Wheelock Alternative.
2. On October 8, 2020, the HHFDC Board approved a Memorandum of Understanding between HHFDC, NELHA and the Department of Hawaiian Home Lands (DHHL) allocating 18,077 gallons per day of water to DHHL from Ota Well.

E. Villages of Leiali'i (Lahaina, Maui)

1. On October 13, 2020, the County Planning Commission approved the June 2020 draft of the West Maui Community Plan recommended by the Community Plan Advisory Committee for the area of the Villages of Leiali'i; no changes were made.
2. Nine comments relating to the HRS 343 exemption for the proposed extension of Fleming Road were received and are being reviewed.
3. On September 29, 2020, HHFDC received State Historic Preservation Division's (SHPD's) formal response dated September 21, 2020 requiring a new archaeological inventory survey of the entire Villages of Leiali'i area before addressing the Project's 6E submittal. On September 30, 2020, HHFDC met virtually with SHPD to discuss a resolution to enable the Project to proceed; confirmation of a summary of the meeting is

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

November 12, 2020

pending. On October 23, 2020, HHFDC received a proposal from Aina Archaeology for archaeological work for the Kaiaulu O Kūku'ia and Villages of Leiali'i projects.

F. Kahului Civic Center Mixed-Use Project (Kahului and Wailuku, Maui, Hawaii)

1. On October 2, 2020, HHFDC shared the Early Consultation Package for the Project with Maui Council Chair Alice Lee.
2. On October 6, 2020, G70 mailed out the Early Consultation Package for the Project to various stakeholders, State and City Departments and agencies.
3. On October 8, 2020, HHFDC shared the Early Consultation Package for the Project with Maui Councilmember Kama.
4. On October 13, 2020, G70 presented to HHFDC and Department of Accounting and General Services (DAGS) design schemes for the Wailuku site of the Project.

G. Village 9, Villages of La'i'opua (Kealahou, North Kona, Hawaii)

1. On October 16, 2020, HHFDC received a draft map from the County of Hawaii showing the location of the Uhihi tree in the makai preserve requiring a realignment of the north boundary of the preserve. On October 19, 2020, HHFDC sent a proposed realignment of the north boundary of the makai plant preserve to the U.S. Fish and Wildlife Service (FWS) for review. On October 21, 2020, HHFDC received FWS comments to the proposed realignment of the north boundary and forwarded FWS comments to the County.

H. Iwilei Infrastructure Master Plan and Environmental Impact Statement (Honolulu, Oahu)

1. PBR Hawaii is preparing to initiate public outreach for government agencies' and landowners' engagement, to gather data on development disposition of properties within the infrastructure master plan study area.
2. On October 15, 2020, PBR Hawaii held the first Department/Agency kick-off meeting for the project and also covered the Liliha Civic Center Master Plan project.

I. Liliha Civic Center Master Plan (Honolulu, Oahu)

1. A portion of the Liliha Civic Center parcel is subject to an access and utility easement (Easement U) in favor of HHFDC. A Memorandum of Agreement is being drafted between DAGS, HHFDC, Department of Land and Natural Resources, City and County of Honolulu, and Honolulu Authority for Rapid Transportation for mutual benefit and use of Easement U.

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

November 12, 2020

2. On October 15, 2020, PBR Hawaii held the first Department/Agency kick-off meeting for the Liliha Civic Center and Iwilei Infrastructure Project.
3. On October 28, 2020, a virtual public information meeting was held for the Liliha Civic Center and Iwilei Infrastructure Project.

J. Lima Ola Workforce Housing Development Phase I (Ele'ele, Kauai)

1. The Kauai County Housing Agency (KCHA) is evaluating bids received for Phase I and a construction contract award is pending.
2. On October 20, 2020, the KCHA executed a construction contract for Phase I with Earthworks Pacific, Inc. The KCHA anticipates the start of construction in November 2020.
3. On October 28, 2020, staff discussed with KCHA the availability of additional DURF funds for the project.

K. Kahului Emergency Housing (UH Dorms)

1. As of October 21, 2020, the lease between Maui County and HHFDC is fully executed and has been submitted to the Bureau of Conveyances for recordation. A Right of Entry was also been executed simultaneously with the lease.

L. Hilo House Lot (Hilo, Hawaii)

1. On September 17, 2020, HHFDC received Departmental Human Resources Officer's approval of a Certificate of Exemption from Civil Service for a development agreement with Habitat for Humanity Hawaii Island, Inc. (HFH) or successor developer. On September 25, 2020 a draft development agreement and ground lease were sent to the State Risk Management Officer (RMO) and Real Estate Services Section (RESS) for review; HHFDC received RMO's comments on September 25, 2020 and RESS' comments on October 19, 2020.

M. Samuel Mahelona Memorial Hospital (Kapaa, Kauai)

1. On October 19, 2020, HHFDC received a draft Conceptual Master Plan from G70 for review; on October 22, 2020, HHFDC had a conference call with G70 and Office of Planning to discuss HHFDC comments to the Master Plan.

N. Pua Loke Ohana Zone Project (Lihue, Kauai)

1. As of October 21, 2020, the project is under construction and DURF disbursements are ongoing.

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

November 12, 2020

II. Development Support Section (DSS)

A. Villages of Kapolei (VOK)

1. The contractor and the City have marked and logged sidewalk areas to be repaired. Due to a large increase in the repairs, HHFDC is working with the City to limit the sidewalk repairs to only those that meet the City's own criteria for sidewalk maintenance, which was the basis for the bid drawings.
2. The IFB 20-008-K85-S for VOK Lower Drainage Channel Maintenance was posted on October 1, 2020, Bids are due via HlePRO on October 23, 2020.
3. VOK Street Tree Inventory and Street Tree Plans – HHFDC met with City Division of Urban Forestry, Department of Planning and Permitting (DPP) Urban Design Branch, and DPP Site Development Branch (SDB), to obtain consensus on the scope of work for the project, which at completion, would lead to dedication of the VOK Street Trees to the City. The City provided good feedback and information, but DPP SDB stated a new requirement for the dedication, which is to inventory and track all unapproved encroachments on the properties, and then sending notification letters to the violators. This new project will be a new and separate project from the VOK Street Tree Inventory and Street Tree Plan Project.
4. On October 26, 2020, HHFDC posted an IFB solicitation for the Villages of Kapolei Roadway, Sidewalk, and Catch Basin Repairs (for individual Villages).

B. Waiahole Valley (WV)

1. Okahara and Associates is under contract to design repairs to the Waiahole Potable Water System. Survey work has been completed and site investigations will begin at the end of October, weather permitting.
2. During an unforeseen power outage, the reservoir tank levels reached an all-time low. In preparations for running out of potable water for the valley, staff requested assistance from Board of Water Supply (BWS) to dispatch a water tank. Due to BWS' limited number of water tanks on the island, BWS encouraged HHFDC or its water system maintenance operator to acquire a water tank. BWS has offered to transfer one of their water tanks that they will be disposing of shortly. Staff is evaluating options to provide emergency water service to the community.
3. Staff met with City Councilmember Heidi Tsuneyoshi to explore community suggested options regarding City & County assistance with road striping and "No Parking" zones to alleviate the increased traffic and parking along Waiahole Valley Road. Staff will continue to work with Councilmember and Waiahole Poi Factory on short-term solutions such as parking area expansion, no parking signs, and road striping.

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

November 12, 2020

- 4. HHFDC and Aqua began work on chlorine testing and inspections of 140+ WV lots in response to the Department of Health’s Revised Total Coliform rule – Level 2 Assessment’s sanitary defect item #3. HHFDC mailed letters to all residents notifying them that Aqua will be performing various water tests from October 2020 through February 2021. Aqua performed testing on the first batch of lots on October 14, 2020 and provided the data and Geographic Information System map to HHFDC to review and propose process improvements.

C. HHFDC Portfolio Projects Capital Improvements – Construction Monitoring

- 1. Mitsunaga and Associates, Inc. is under contract to perform construction monitoring of Komohale’s Capital Improvements work at six Portfolio projects.

D. Hokulele


- 1. Staff is working to extend the landscape maintenance contract with Ace Landscaping, LLC via the option to extend.

Reviewed by: Carianne Abara, Development Support Section Chief

Lorna Kometani, Real Estate Services Section Chief

Dean Minakami, Development Branch Chief

Denise Iseri-Matsubara, Executive Director

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D.M.
